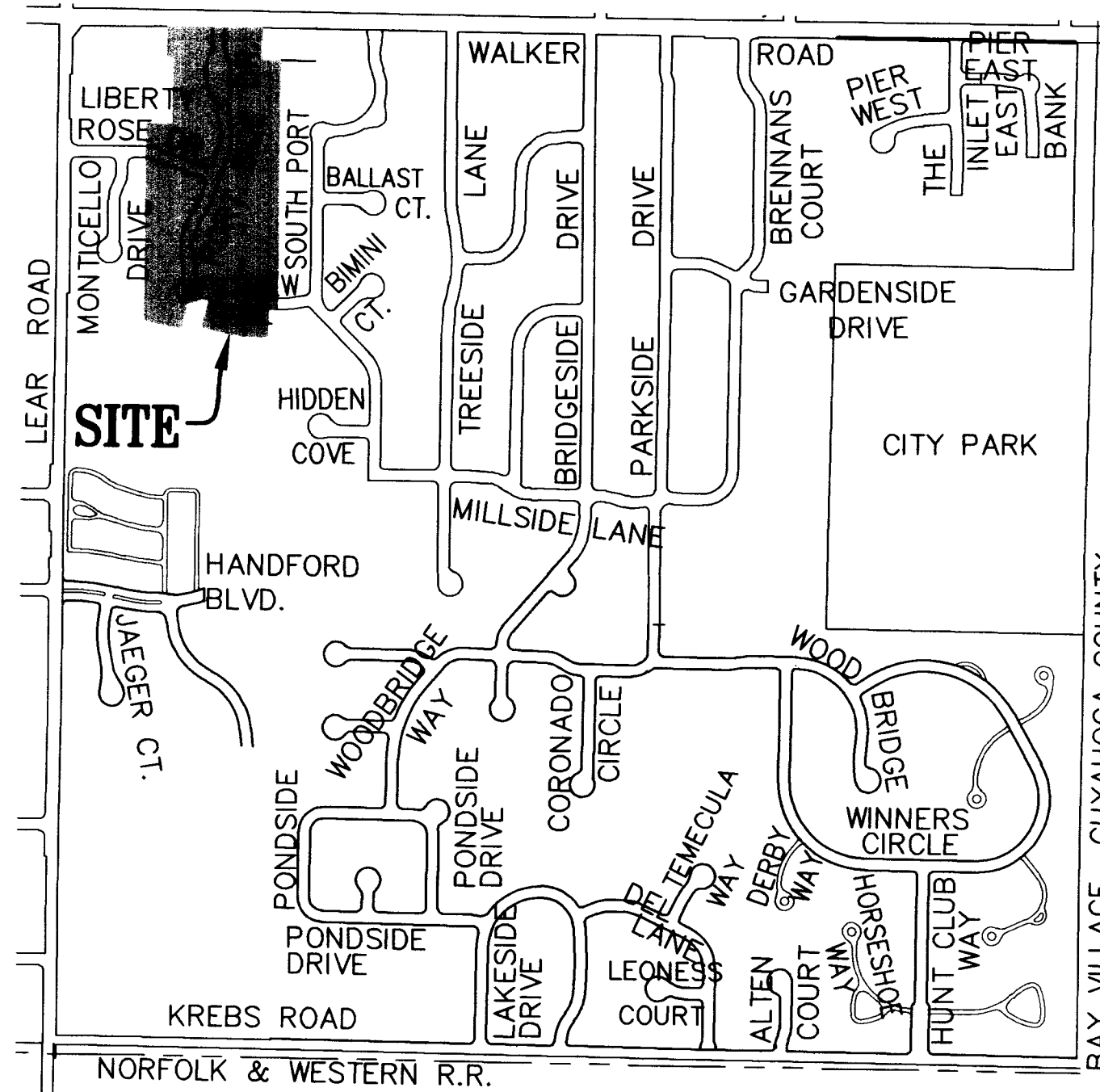


PORT SIDE SUBDIVISION PLAT

BEING PART OF AVON TOWNSHIP SECTION NO. 29 NOW IN THE
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOTS ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION AND THE
MAINTENANCE OF LANDSCAPE ISLANDS IN RIGHTS-OF-WAY & COMMON
AREA BLOCKS ARE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATIONS
THE HOMEOWNERS' ASSOCIATION INC. SHALL ALSO BE REQUIRED TO MAINTAIN AND INSPECT THE RETENTION AND WATER
QUALITY BASINS, AND PROVIDE REPORTS TO THE CITY OF AVON LAKE, AS SET FORTH IN THE INSPECTION AND MAINTENANCE
AGREEMENT THAT IS REQUIRED TO BE ENTERED INTO BETWEEN THE DEVELOPER AND THE CITY OF AVON LAKE IN ACCORDANCE
WITH THE PROVISIONS OF AVON LAKE MUNICIPAL CODE, CHAPTER 1060, SECTION 1060.08(D)(10) & SECTION 1060.13.



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, PORT SIDE AVON LAKE DEVELOPEMENT, LLC. BY KOPF CONSTRUCTION CORP., MANAGER WE HAVE SURVEYED AND PLATTED THE PORT SIDE SUBDIVISION AS SHOWN HEREON AND CONTAINING 22.4105 ACRES IN AVON TOWNSHIP SECTION NO. 29, NOW IN THE CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO.

AT ALL POINTS INDICATED \odot 5/8" ~ 30" LONG CAPPED (REITZ ENG.) IRON PIN MONUMENTS WERE SET.
AT ALL POINTS INDICATED \circ 5/8" ~ 30" LONG CAPPED (REITZ ENG.) IRON PINS WERE SET.

MEASUREMENTS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE BASED ON WALKER ROAD BEARING N89°28'00"E AND FOR THE PURPOSE OF DESCRIBING ANGLES ONLY. THE PLAN REPRESENTS A SURVEY IN WHICH THE TRAVERSE OF THE EXTERIOR BOUNDARIES OF THE TRACT AND OF EACH BLOCK WHEN COMPUTED FROM FIELD MEASUREMENTS OF THE GROUND CLOSED WITHIN A LIMIT OF ERROR OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET OF THE PERIMETER BEFORE BALANCING THE SURVEY. THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, IN SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT.

JULY, 2023



ACREAGE IN 31 LOTS	8.5269 AC.
ACREAGE IN 7 BLOCKS	10.3582 AC.
ACREAGE IN STREET R/W	3.5254 AC.
TOTAL	22.4105 AC.

THE HENRY G. REITZ ENGINEERING COMPANY

BY: [Signature] 9/15/23, VICE PRES.
JAMES T. SAYLER, REGISTERED SURVEYOR NO. S-7425

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE PORT SIDE SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE CITY ENGINEER,
CHRISTOPHER L. HOWARD, P.E.

CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT OF THE PORT SIDE SUBDIVISION HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF AVON LAKE, LORAIN COUNTY, OHIO BY ORDINANCE NO. 23-152 PASSED THE 11th DAY OF September, 2023.

[Signature]
MAYOR
GREGORY J. ZILKA

[Signature]
CLERK OF COUNCIL,
VALERIE ROSMARIN

LAW DIRECTOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE PORT SIDE SUBDIVISION AND FIND THE SAME TO BE PREPARED IN ACCORDANCE WITH THE CODIFIED ORDINANCES OF THE CITY OF AVON LAKE.

[Signature]
AVON LAKE LAW DIRECTOR,
GARY A. EBERT

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND SURVEY, DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, ACKNOWLEDGE THAT THE SAME WAS AT OUR REQUEST AND AUTHORIZE ITS RECORDING. WE DO HEREBY DEDICATE TO PUBLIC USE THE STREETS SHOWN HEREON AND DESIGNATED AS PORT SIDE DRIVE 60', WESTVIEW TRAIL 60' AND LIBERTY ROSE DRIVE 60'.

PORT SIDE AVON LAKE DEVELOPEMENT LLC.,
BY KOPF CONSTRUCTION CORP., MANAGER
420 AVON BELDEN ROAD
AVON LAKE, OHIO 44001

[Signature]
H. R. KOPF, PRESIDENT

NOTARY PUBLIC

COUNTY OF _____)
STATE OF OHIO) SS
THIS IS TO CERTIFY THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR PORT SIDE AVON LAKE DEVELOPEMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER, BY H. R. KOPF, PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING PLAT OF PORT SIDE SUBDIVISION AND THAT THE SAME WAS THEIR FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 2023.

[Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES 3/10/2025

SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS

SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS AS SHOWN HEREON THIS PLAT ARE GRANTED BY THE UNDERSIGNED OWNER OF THE WITHIN PLATTED LAND WHO DOES HEREBY GRANT UNTO THE CITY OF AVON LAKE, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), A PERMANENT RIGHT-OF-WAY AND EASEMENT OF SUCH WIDTHS AND LENGTHS AS DEFINED AND SHOWN ON THIS PLAT OVER AND THROUGH SUCH SUBLOTS AND BLOCKS AS SHOWN HEREON TO CLEAN, DEEPEN, WIDEN, IMPROVE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH IMPROVEMENTS ABOVE AND BELOW GROUND, TO MAINTAIN AND/OR IMPROVE SUCH FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR MAINTAINING PUBLIC SERVICES, DRAINAGE AND UTILITIES AS GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES, SUBJECT TO THE TERMS INCLUDED HEREIN. NO STRUCTURES SHALL BE PLACED WITH SAID EASEMENTS. WITHIN SAID EASEMENT, NO FENCES, SIGNAGE, MOUNDING OR ROCKS GREATER THAN TWO FEET IN DIAMETER SHALL BE PLACED WITHIN FIVE FEET OF WATERLINES OR SANITARY SEWERS WITHOUT PRIOR APPROVAL OF THE GRANTEE. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFORE, TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS, WITHIN SAID EASEMENT PREMISES, WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SUCH DRAINAGE, PUBLIC UTILITIES AND FACILITIES, THE RIGHT TO CLEAN, WIDEN, DEEPEN, REPAIR, AUGMENT AND MAINTAIN DRAINAGE AND PUBLIC SERVICES WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES, WITH THE RIGHT OF ACCESS AND EGRESS TO ANY OF THE WITHIN SHOWN EASEMENTS FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT GRANT. THE GRANTEE SHALL NOT BE REQUIRED TO REPLACE OR REPAIR ANY CURBS, FENCES, SIDEWALKS, DRIVEWAYS, ROADWAYS, PARKING AREAS, SIGNAGE AND LANDSCAPING, INCLUDING ORNAMENTAL TREES, BUSHES AND SPECIAL PLANTINGS AND THAT THE SAME ARE CONSTRUCTED ON THE EASEMENT AREA AT THE GRANTEE'S RISK; THE GRANTEE'S ONLY OBLIGATION BEING TO RESTORE THE DENSITY OF SUBSURFACE MATERIAL AND TO REPAIR OR REPLACE ANY GRASS DAMAGED IN SUCH MAINTENANCE, REPAIR OR RECONSTRUCTION. REGULAR MAINTENANCE OF THE EASEMENT AREA LANDSCAPE IS THE RESPONSIBILITY OF THE LANDOWNER. THE GRANTEE RESERVES THE RIGHT TO ENTER AND PERFORM ANY NECESSARY LANDSCAPE MAINTENANCE IF THE LANDOWNER FAILS TO DO SO AND CHARGE THE LANDOWNER FOR SAID LANDSCAPE MAINTENANCE.

PORT SIDE AVON LAKE DEVELOPEMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

12' UTILITY EASEMENT

WE, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND DO HEREBY GRANT UNTO THE ILLUMINATING COMPANY, COLUMBIA GAS OF OHIO, CENTURYLINK COMPANY OF OHIO, AND CATV FACILITIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE "GRANTEES"), A PERMANENT RIGHT OF WAY EASEMENT TWELVE FEET (12') IN WIDTH OVER, UNDER AND THROUGH ALL SUBLOTS AND ALL LANDS AS SHOWN HEREON AND PARALLEL WITH ALL STREETS LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT AND RELOCATE SUCH UNDERGROUND ELECTRIC LINES, GAS MAINS AND COMMUNICATIONS CABLES, DUCTS, CONDUITS, SURFACE OR BELOW GROUND, MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE NECESSARY AND CONVENIENT FOR THE GRANTEES TO DISTRIBUTE AND TRANSMIT ELECTRICITY, GAS AND COMMUNICATIONS SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS GRANTEES MAY DETERMINE UPON, WITHIN AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT SHALL INCLUDE THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND AUGMENT ELECTRIC, GAS AND COMMUNICATION FACILITIES OUTSIDE THE ABOVE DESCRIBED PREMISES AND SHALL ALSO INCLUDE THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR THE PURPOSE OF EXERCISING ANY OF THE EASEMENTS RIGHTS INDICATED HEREIN. GRANTEES SHALL AT THEIR EXPENSE RESTORE THE LAND TO ITS CONDITION AS IT EXISTED IMMEDIATELY PRIOR TO THE WORK PERFORMED BY GRANTEES, EXCEPT GRANTEES SHALL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING ANY PERMANENT STRUCTURES, TREES OR SHRUBS WHICH ARE LOCATED WITHIN THE EASEMENT BOUNDARIES AND ARE DAMAGED OR REMOVED AS A RESULT OF WORK PERFORMED AS PROVIDED FOR HEREIN BY GRANTEES. THE SUBLOTS SHALL BE RESTRICTED TO UNDERGROUND UTILITY SERVICE.

PORT SIDE AVON LAKE DEVELOPEMENT LLC., BY KOPF CONSTRUCTION CORP., MANAGER

[Signature]
H. R. KOPF, PRESIDENT

2023-0930528

PLAT Fee: \$259.20 Page 1 of 4
Recorded: 9/26/2023 at 11:43 AM
Receipt: T20230009305

Lorain County Recorder Mike Doran



TRANSFERRED
IN COMPLIANCE WITH SEC. 319.202
OHIO REV. CODE
SEP 26 2023
J. CRAIG SNODGRASS, CPA, CGFM
LORAIN COUNTY AUDITOR
LORAIN COUNTY AUDITOR

Plat vol 114
Pages 38, 39, 40
LORAIN COUNTY RECORDER

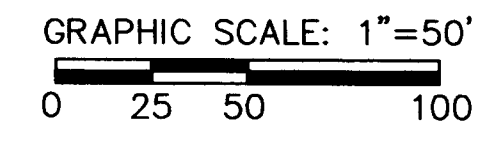
REVISIONS	DATE	REVISIONS
	8/10/23	REVISED PER REVIEW CYCLE #1 COMMENTS FROM CITY

PORT SIDE SUBDIVISION PLAT

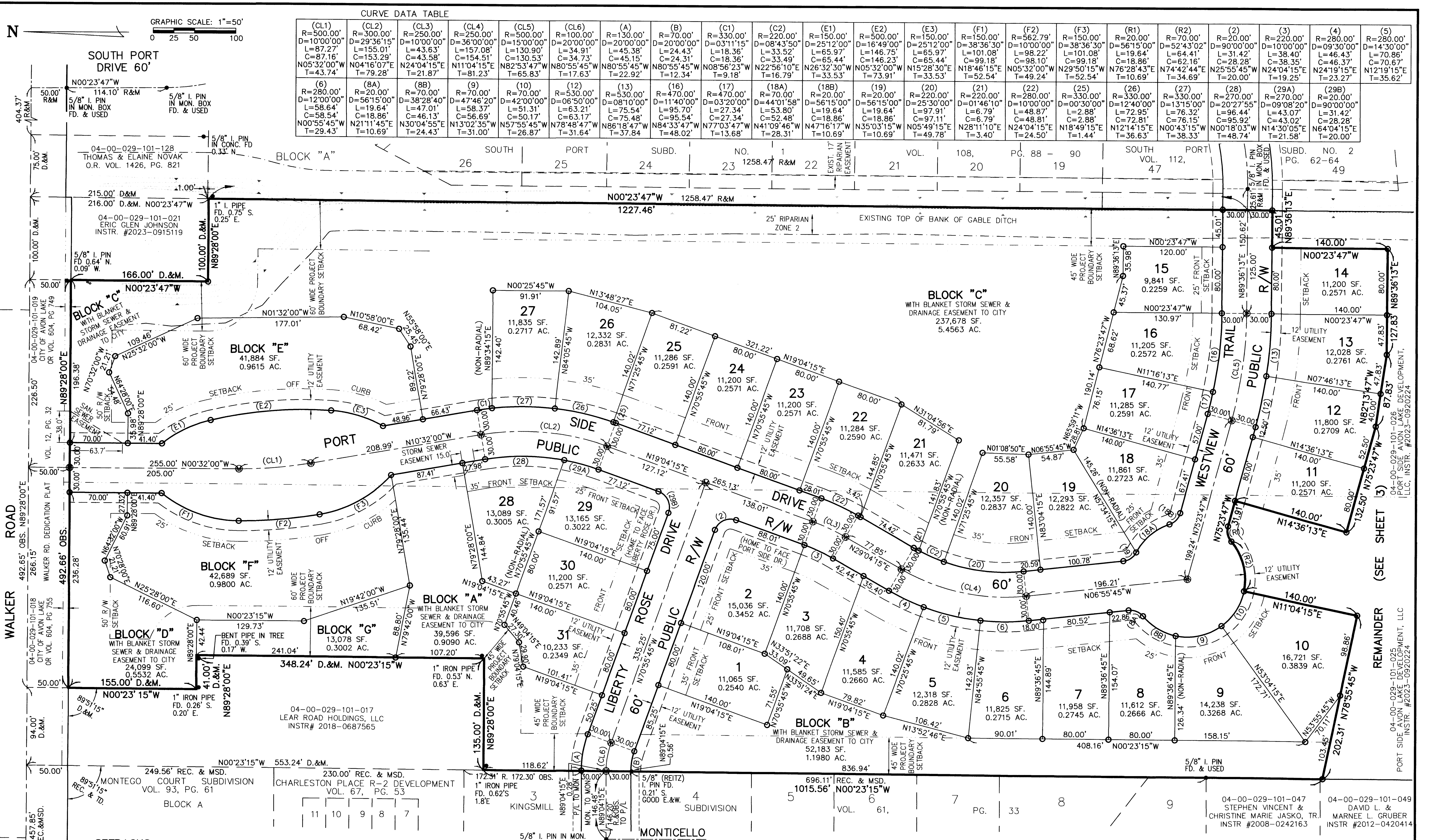
**THE HENRY G. REITZ
ENGINEERING COMPANY**

4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

1
3
JULY
2023



CURVE DATA TABLE																					
(CL1) R=500.00' D=10'00'00" L=87.27' C=87.16' N05'32'00"W T=43.74'	(CL2) R=300.00' D=29'36'15" L=155.01' C=153.29' N04'16'07"E T=79.28'	(CL3) R=250.00' D=10'00'00" L=43.63' C=43.58' N24'04'15"E T=21.87'	(CL4) R=250.00' D=36'00'00" L=157.08' C=154.51' N11'04'15"E T=81.23'	(CL5) R=500.00' D=15'00'00" L=130.90' C=130.53' N82'53'47"W T=65.83'	(CL6) R=100.00' D=20'00'00" L=34.91' C=34.73' N80'55'45"W T=17.63'	(A) R=130.00' D=20'00'00" L=45.38' C=45.15' N80'55'45"W T=22.92'	(B) R=70.00' D=20'00'00" L=24.43' C=24.31' N80'55'45"W T=12.34'	(C1) R=330.00' D=03'11'15" L=18.36' C=18.36' N08'56'23"W T=9.18'	(C2) R=220.00' D=08'43'50" L=33.52' C=33.49' N22'56'10"E T=16.79'	(E1) R=150.00' D=25'12'00" L=65.97' C=65.44' N26'32'30"W T=33.53'	(E2) R=500.00' D=16'49'00" L=146.75' C=146.23' N05'32'00"W T=73.91'	(E3) R=150.00' D=25'12'00" L=65.97' C=65.44' N15'28'30"E T=33.53'	(F1) R=150.00' D=38'36'30" L=101.08' C=99.18' N18'46'15"E T=52.54'	(F2) R=562.79' D=10'00'00" L=98.22' C=98.10' N05'32'00"W T=49.24'	(F3) R=150.00' D=38'36'30" L=101.08' C=99.18' N29'50'15"W T=52.54'	(R1) R=20.00' D=56'15'00" L=31.42' C=18.86' N76'28'43"E T=10.69'	(R2) R=70.00' D=52'43'02" L=34.41' C=34.69' N74'42'44"E T=34.69'	(2) R=20.00' D=90'00'00" L=50.00' C=38.35' N24'04'15"E T=19.25'	(3) R=220.00' D=10'00'00" L=43.63' C=43.58' N24'04'15"E T=21.87'	(4) R=280.00' D=09'30'00" L=38.40' C=38.35' N24'19'15"E T=23.27'	(5) R=280.00' D=14'30'00" L=70.86' C=70.67' N12'19'15"E T=35.62'



SETBACKS
SINGLE FAMILY LOTS PER P.U.D.
ZONING CODE SECTION 1252.04(f)
(FROM PRIOR TO 2022 CODE UPDATE)
CODE MIN. FRONT YARD SETBACKS = 25'
PROPOSED FRONT YARD SETBACKS = 25'-35'
(AS SHOWN HEREON)
MIN. SIDE & REAR YARD SETBACKS = 10'
(TO ENSURE 20' MIN. SPACING BETWEEN
ADJACENT BLDGS. AS REQUIRED BY CODE.)

LEGEND

- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN FOUND UNLESS OTHERWISE NOTED.
- DENOTES 5/8" ~ 30" LONG CAPPED (REITZ ENG.) IRON PIN SET
- ⊙ DENOTES 5/8" CAPPED ~ 30" LONG (REITZ ENG.) IRON PIN SET IN MONUMENT BOX

REVISIONS	DATE	DESCRIPTION
1	8/10/23	REVISED PER REVIEW CYCLE #1 COMMENTS FROM CITY

PORT SIDE SUBDIVISION PLAT

THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DRIVE, CLEVELAND, OH, 44135
PHONE: (216) 251-3033, REITZ@REITZENG.COM

2/3
JULY 2023

SEE SHEET 3

Plat Sheet

Instrument # 2023-0930528 Film # _____

Name of Plat: Port Side Subdivision

Owner: Port Side Avon Lake Development LLC

Description: Situated in the City of Avon Lake, County of Lorain, State of Ohio: being a part of Avon Township Section No. 29 = Total Acreage of 22.4105⁰ / Easements also -

Creating Sublots 1 thru 31 inclusive and Blocks A-B-C-D-E-F-G.

Floor Plans: /

Related/Margin: /

Comments: _____

Vol. 114

Receiving Stamp

Pg. 38, 39, 40

Amount: \$ 259.20

Initials: SC